

## CONSERVATION EASEMENT

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made and entered into on this 5th day of July, 2000, by and between Life Deliverance Ministry Church, whose mailing address is P.O. Box 7616, Tallahassee, Florida 32314 hereinafter referred to as the "Grantor," and LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, who's mailing address is 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

### WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards, or other advertising, utilities or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation. (except as described in the attached management plan.)
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition. (except as described in the management plan.)
6. Activities determined to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation. (except as described in the management plan.)
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts of uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance. (except as described in the management plan.)

It is understood that the granting of this easement entitles the Grantee to enter the above described in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall ensure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR:

Life Deliverance Ministry Church  
(Name of Corporation Typewritten)

Lorenzo Watkins  
(Lorenzo Watkins)

Its: President

WITNESS:

Samuel Ijeomg  
(Sign)

Samuel Ijeomg  
(Print Name)

Tyrone P. P. P.  
(Sign)

Tyrone P. P. P.  
(Print Name)

STATE OF Florida

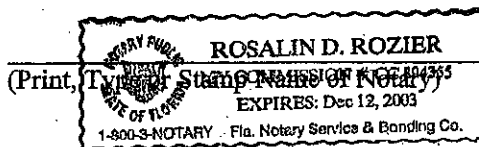
COUNTY OF Leon

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of July  
2000 by Lorenzo Watkins  
(Name of Officer or Agent, Title of Officer or Agent)

of Life Deliverance Ministry Church Florida corporation,  
(Name of Corporation Acknowledging) (State or Place of Incorporation)

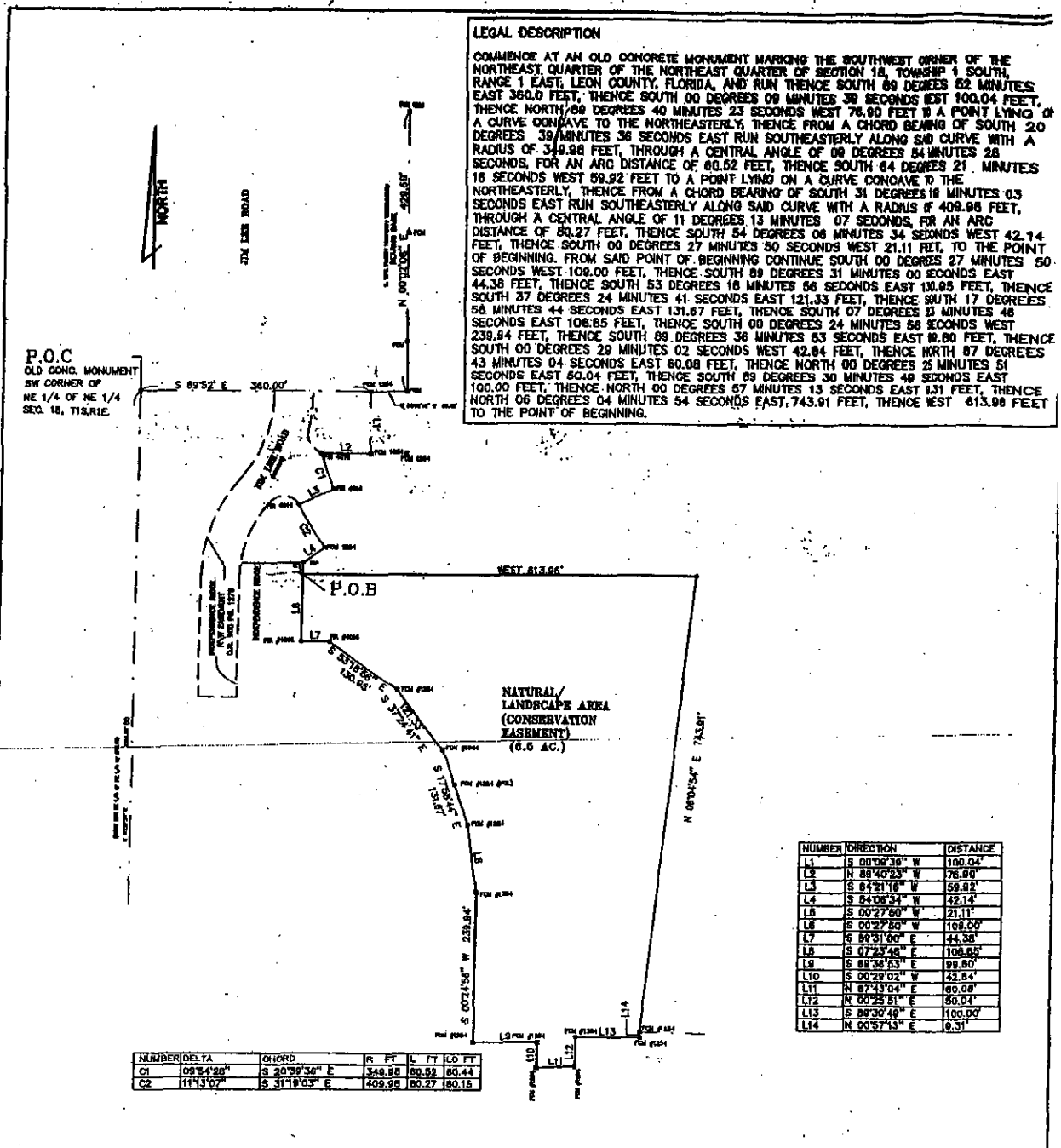
on behalf of the corporation. He/she is personally known to me or has produced Driver's License  
(Type of Identification)

as identification. Rosalin D. Rozier  
(Signature of Notary)



(Title or Rank)

(Serial Number, If Any)



NUMBER	DIRECTION	DISTANCE
L1	S 00°09'36" W	100.04'
L2	N 89°40'23" W	76.90'
L3	S 84°21'18" W	59.82'
L4	S 54°08'34" W	42.14'
L5	S 00°27'50" W	21.11'
L6	S 00°27'50" W	108.00'
L7	S 89°31'02" E	44.38'
L8	S 07°23'46" E	108.85'
L9	S 89°34'53" E	98.80'
L10	S 00°29'02" W	42.84'
L11	N 87°43'04" E	60.08'
L12	N 00°25'51" E	80.04'
L13	S 89°30'40" E	100.00'
L14	N 00°57'13" E	6.31'

NUMBER	DELTA	CHORD	R. FT.	L. FT.	L.D. FT.
C1	09°54'28"	S 20°39'36" E	349.98	60.52	80.44
C2	11°13'07"	S 31°18'03" E	408.98	80.27	180.15

**NOTES:**  
 1.) All Measurements are in U.S. Feet.  
 2.) No underground foundations located.  
 3.) This survey does not reflect or determine ownership.

**CERTIFIED TO:**  
 SMITH, THOMPSON & SHAW, P.A.  
 AMSOUTH BANK  
 LIFE DELIVERANCE MINISTRIES CORPORATION, INC.  
 AMERICAN PIONEER TITLE INSURANCE COMPANY

**THIS IS NOT A BOUNDARY SURVEY**

<b>LEGEND:</b> R = RADIUS Δ = CENTRAL ANGLE L = ARC LENGTH T1N = TOWNSHIP 1 NORTH R1W = RANGE 1 WEST CONC. = CONCRETE O = SET IRON ROD & CAP 5/8" LB #5688 (SRC) Δ = SET NAIL AND CAP LB #5688 (SN40) ■ = FOUND CONCRETE MONUMENT (FCM) ■ = FOUND IRON ROD & CAP (FRC) ■ = FOUND IRON PIPE (FIP) / ROD (FIR) ■ = FOUND FINCHED PIPE (FFP) A = FOUND NAIL AND CAP (FNAO) FPM = FOUND PERMANENT REFERENCE MONUMENT FTM = FOUND TIERIA COTTA MONUMENT DNF = DID NOT FIND S = SQUARE FEET P = PLAT D = DEED S = SURVEY DATA C = CALCULATED DATA R = RECORD DATA SET NAIL AND CAP 5/8" LB #5688 (SRC) SET NAIL AND CAP LB #5688 (SN40) FOUND CONCRETE MONUMENT (FCM) FOUND IRON ROD & CAP (FRC) FOUND IRON PIPE (FIP) / ROD (FIR) FOUND FINCHED PIPE (FFP) FOUND NAIL AND CAP (FNAO) FOUND PERMANENT REFERENCE MONUMENT (FPM) FOUND TIERIA COTTA MONUMENT (FTM) DID NOT FIND (DNF) SQUARE FEET (S) PLAT (P) DEED (D) SURVEY DATA (S) CALCULATED DATA (C) RECORD DATA (R) SET IRON ROD & CAP 5/8" LB #5688 (SRC) SET NAIL AND CAP LB #5688 (SN40) FOUND CONCRETE MONUMENT (FCM) FOUND IRON ROD & CAP (FRC) FOUND IRON PIPE (FIP) / ROD (FIR) FOUND FINCHED PIPE (FFP) FOUND NAIL AND CAP (FNAO) FOUND PERMANENT REFERENCE MONUMENT (FPM) FOUND TIERIA COTTA MONUMENT (FTM)	P.O.C. = POINT OF COMMENCEMENT P.B. = PLAT BOOK P.R. = PAGE O.R. = OFFICIAL RECORD # = NUMBER R/W = RIGHT-OF-WAY E = CENTER LINE L/P = EDGE OF PAVEMENT OHE = OVER HEAD ELECTRIC CSW = CONCRETE SIDEWALK CDW = CONCRETE DRIVEWAY CLP = CHAIN-LINK FENCE WPF = WOOD PRIVACY FENCE WWF = WELDING WIRE FENCE BWF = BARS WIRE FENCE	P.O.L. = POINT ON LINE FT = FEET LC = LENGTH OF CHORD SEC. 18 = SECTION 18	The undersigned surveyor has not been provided a current title opinion or abstract of matters affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easement or other instruments which could affect the boundaries. Not valid without this signature and the original/scaled seal of a Florida Licensed Surveyor and Mapper. Henry E. Harrell Professional Surveyor and Mapper Florida Certificate No. 4154
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PREPARED FOR:  
**LIFE DELIVERANCE MINISTRIES CHURCH**  
 PROJECT: SKETCH OF DESCRIPTION FOR EASEMENT  
 JIM LEE ROAD  
 TALLAHASSEE, LEON COUNTY, FLORIDA

**SPECTRA ENGINEERING & RESEARCH, INC.**  
 CIVIL • ENVIRONMENTAL • PLANNING • LAND SURVEYING  
 345 S. Magnolia Drive, Suite E-25 • Tallahassee, Florida 32301 • (850) 656-9834  
 FAX (850) 942-2717

DRAWN BY: SAM	CERTIFICATE OF AUTHORIZATION No. 5698	FIELD DATE: ___/___/00	JOB NO. 97250-10	SCALE: NOT TO SCALE	SHEET NO. 1
PARTY CHIEF: ---		FIELD BK. PG. ---			



**SPECTRA ENGINEERING & RESEARCH, INC.**  
**CIVIL · ENVIRONMENTAL · PLANNING · LAND SURVEYING**

**EXHIBIT "A"**

**HABITAT MANAGEMENT PLAN**  
**For**  
**THE LIFE DELIVERANCE MINISTRY CHURCH**  
**CONSERVATION EASEMENT**

**INTRODUCTION**

Four active gopher tortoises were identified by the Leon County Environmental Inspectors at the Southwest corner of the 26-acre property located off Jim Lee Road in Leon County. The property is owned by Life Deliverance Ministry Church.

Therefore, in an effort to provide necessary conservation requirement for the active gopher tortoise, the church decided to place 6.25-acre portion of their parcel in conservation easement with an effective Habitat Management.

**MANAGEMENT PLAN**

Gopher tortoise require open areas with sunlight that would allow for the growth of herbaceous plants, which they feed on. Relative open habitats are not always inhabited by tortoises and quickly become choked with perennial shrubs and young deciduous trees if left unattended. These changes can cause tortoise to immigrate to other areas.

Therefore, a detailed long term Management Plan should be developed as part of gopher tortoise habitat protection effort. Nonetheless, management strategies should be tailored to site specific topographical and physiographic conditions.

As for this site in question, the 6.25-acre dedicated conservation easement is more than adequate for the four- (4) active gopher tortoise holes found at the location.

A site inspection of the site by biologists and Spectra Engineers, tend to show that the areas where the active holes were located are relatively open and does allow sunlight in areas around the holes. This is essential for the growth of herbaceous plants. The areas around each hole is relatively open, however, additional hardwood trees within the conservation area and within 50 feet to 100 feet of the hole should be cut to the base or trunk to allow sunlight for the growth of undercover.

However, periodic trimming of overgrown tree branches in other areas would be recommended. This would be performed every two years or as necessary.

However, in addition to maintaining an open vegetation structure, burning stimulates new growth in many herbaceous plants that are important for gopher tortoise. This renewed growth in turn may help to provide additional forage for gopher tortoise during certain times of the year. Since,

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herbaceous ground cover became reduced in late summer and early fall, and gopher tortoises moved over larger areas in search of food during this time. Therefore, a summer fire may stimulate late-season growth in many plants, however, and thus provide additional forage. Also, summer burns provide an open vegetation structure favorable to hatchling gopher tortoises emerging from nests in late summer and early fall. This open vegetation structure may make it easier for hatchlings to move about, initiate burrows, and find food.

Therefore, we are recommending a prescribed summer burning once every three years. This burning should be limited, controlled, and monitored to reduce excessive smoke and danger of uncontrolled wild fire. The burning should include most of the easement areas, avoiding enough spaces between adjoining property boundaries.

**Other Management Plan is as follows:**

1. The northern boundary of the conservation easement would be protected with silt fence to avoid encroachment of construction activities.
2. If, possible heavy equipment and machinery should be limited within 50 feet-100 feet of active gopher tortoise.
3. Dogs should be leashed when taken into the conservation easement.
4. Children and adults should be discouraged from taking "pet" gopher tortoise from the conservation easement.
5. Trash dumping should not be allowed within the conservation easement.
6. All foreign material accumulated in the preservation area shall be removed. This shall be done by the church members twice a year.
7. Additional native grass shall be planted in the areas currently not vegetated. The plant materials could be andropogon floridanus, or andropogon gyrans planted at 1 foot on center.

**RESPONSIBILITY**

The activities described in the Management Plan would be the responsibility of Life Deliverance Ministry Church. The individual to be responsible for its execution will be Mr. Lorenzo Watkins, its pastor. The contact phone number is (850) 678-2922.

**COST**

The cost for the periodic tree trimming and controlled burn will be paid by the church through its account. We anticipate the cost of the limited controlled burning to be about \$300.00 every five years. The cost for occasional tree-trimming when necessary might be \$200.00.

